

ITALIAN VILLAGE COMMISSION AGENDA

Tuesday, July 21, 2015

6:00 p.m.

50 W. Gay St. – First Floor - Conference Room B

Applicants or their representatives must attend this meeting. If applicants are absent it is likely that the application will be continued until the Commission's next meeting. If you have any questions, please call Connie Torbeck (645-0664) in the City's Historic Preservation Office. If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-6504 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Tuesday, August 11, 2015 – 50 W. Gay St. – First Floor - Conference Room A
- III. NEXT COMMISSION MEETING – 6:00 pm, Tuesday, August 18, 2015 – 50 W. Gay St. – First Floor - Conference Room B
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES – Tuesday, June 16, 2015.
- VII. PUBLIC FORUM
- VIII. STAFF APPROVALS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. 15-7-9

825 North Fourth Street

Bruce Sommerfelt/Signcom (Applicant)

Highland Real Estate (Owner)

An application, photographs, and drawings have been submitted.

New Signage

- Move the existing address number “825” to the existing brick column, per the submitted rendering.
- Install one (1) new, non-illuminated, wall sign, per the submitted drawings and photoshop rendering.
- New sign to include custom cut-out, 1/4” thick plate aluminum with lettering routed through, per the submitted drawing (total – 9.9 sq. ft.).
- Sign to be painted “Matthews acrylic polyurethane, Dark Duranodic Bronze.
- Sign to be mounted to brick wall using 3/4” x 1” standoffs.
- All fasteners to be placed in mortar rather than in the face of the brick.

2. 15-7-10

146-148 East Fourth Avenue

Rob Dorans & Brent Duncan (Applicant/Owner)

An application, photographs, and drawings have been submitted.

Install New Metal Roof

- Remove the existing, deteriorated slate from the main roof of the house.
- Install new, metal roofing, per the submitted product cut sheets.
- All work to be in accordance with industry standards and all applicable City Building Codes.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:10 P.M

3. 15-7-11

375 East Fifth Avenue

Ascent Roofing Solutions, LLC (Applicant)

Clark Grave Vault, Co. (Owner)

An application, photographs, and shingle board have been submitted.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the sloped section of the roof, down to the sheathing. Dispose of all debris according to Columbus City Code. Re-roofing to be phased over the next two years.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Install new Certain Teed, Hatteras, asphalt shingles. Color to be "Georgetown Gray."
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

4. 15-7-12

67 & 69 East First Avenue

Melinda Talbot [67] & Maurice Madry [69] (Applicants/Owners)

An application, photographs, and landscape plan have been submitted.

Remove Existing Sidewalks and Install New Sidewalks & Steps

- Remove the existing, damaged and deteriorated service sidewalks located between the two houses, and dispose of all debris in accordance with Columbus City Code.
- Remove the existing concrete slab and deteriorated concrete retaining wall and wrought iron fence on the 67 E. First Avenue property. Concrete wall on 69 E. First Avenue property to remain.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of these and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.
- Install new drain pipe beneath the existing public sidewalk to the existing stone curb.
- Install new concrete, service sidewalks, between the two houses, in the same location and of the same dimension.
- Extend the two (2) existing concrete steps at 67 E. First Avenue, toward 69 E. First Avenue, in order to access the sidewalk between the two houses.
- Reinstall any damaged concrete, public sidewalk and/or stone curbing, like-for-like, as needed.
- All work to be in accordance with industry standards and all applicable City Building Codes.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:25 P.M

5. 15-7-13

919 North Fourth Street

Chad Seiber (Applicant/Owner)

An application, photographs, and landscape plan have been submitted.

Landscape Plan

- Install new landscape/hardscape in the front and rear yard, per the submitted site plan.
- Dry stacked walls to be Indiana limestone.
- Install new, wood, platform deck extension of the rear porch, per the submitted drawings.

HOLDOVERS

6. 15-4-20c

936 North Fourth Street

Nick Gore (Applicant/Owner)

This application was continued from the April 21st IVC hearing to allow time to submit revised drawings. The application was continued from the May 19th hearing in the absence of and at the request of the applicant, and was continued from the June 16th meeting in the absence of the applicant. Applicant needs additional time to prepare, and requests to be removed from the agenda.

New Awning Signage

- Install new, black canvas on existing awning frame.
- Frame to be painted black.
- Awning signage to read, "GOREMADE PIZZA" on the slope of the awning, and "936 NORTH FOURTH STREET" on the front awning flap.

7. 15-4-29

1044 North High Street

Brian Swanson (Applicant)

Fred Maloof (Owner)

This application was continued from the April 21st IVC hearing to allow time to submit revised drawings. The application was continued from the May 19th hearing in the absence of and at the request of the applicant, and was continued from the June 16th meeting in the absence of the applicant.

Install New NanaWall Window System

- Remove existing storefront windows, and install new folding window system.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:35 P.M

8. 15-4-32b

920 North High Street

Sketch Blue on behalf of Donatos (Applicant)

Emerald Light Investments, Ltd. (Owner)

This application was reviewed and partially approved at the May 19th IVC hearing, with applicant to return for final review and approval of the Painted Vertical Logo and the Drive-Thru Wall Graphics. Revised graphics have been submitted.

Painted Vertical Logotype/West Elevation/Donatos

- Grey logotype to be painted directly onto black brick, per the submitted rendering. (Total approx. 84 sq. ft.).
- Sign to have "distressed" appearance, per the submitted sample board.
- Placement to be coordinated with installation of any building lighting and window mullions to ensure proper alignment.

Drive-Thru/Wall Graphics/East Elevation/Donatos

- Install laser cut, brick grip, vinyl graphics, applied directly to exterior wall surface, per the submitted renderings and sample board.
(Total approx. 239 sq. ft.).
- Graphics to read “PIZZA LOVE – CRAVEABLE – COMMUNITY – 1963.”

The following is from the May 19, 2015 IVC hearing:

Continue Application #15-4-32b, 920 North High Street, for new signage, and direct Historic Preservation Office staff to place on the June 16, 2015 Italian Village Commission agenda.

Commissioner Comments:

Painted Vertical Logotype/West Elevation/Donatos

- Please submit the following additional information: 1) A brick and paint sample showing the color of paint and level of transparency/contrast; 2) A study of the vertical logo engaged in one of the openings, and slightly reduced in size.

Drive-Thru/Wall Graphics/East Elevation/Donatos

- Please submit the following additional information: 1) A brick and paint sample showing the color of paint and level of transparency/contrast.

MOTION: Cooke/Sudy (6-0-0) CONTINUED

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:40 P.M

9. 15-6-18

812 Summit Street (formerly 808)

Connie J. Klema, Attny. (Applicant)

Marion Risberg (Owner)

This application was conceptually reviewed at the April 21 and June 16, 2015 IVC hearings. An application, site plan, renderings, and photographs have been submitted. Applicant requests final approval.

New Construction

Lot One/North

- Construct a new, two-unit residence and a new, coach house residence, per the submitted site plan.
- Siding to be HardiePlank, smooth clapboard, 4” exposure.
- Belt course and porch fascia and soffit to be Certain Teed “Smart-Tim.”
- Windows to be JeldWen W-2500 Series, aluminum-clad wood, two-over-one, double-hung sash windows.
- East and west elevation entrance doors to be Therma-Tru, fiberglass, three-quarter-lite doors. Stain color to be submitted.
- North elevation entrance doors to be Therma-Tru, fiberglass, half-lite two-panel doors. Stain color to be submitted.
- Foundation to be brick formed concrete cast walls.
- Porch columns to be smooth, cedar column wraps. Paint color to be submitted.
- Roofing to be Certain Teed Landmark dimensional shingles.

The following is from the June 16, 2015 IVC hearing:

Commissioner Comments:

David Cooke:

- Consider moving one of the entry doors from the north to the south elevation. Or, use one stoop and one door hood for the two doors on the north.
- The mix of one-over-one and two-over-one windows does not seem appropriate.
- Need information about window sills and/or lintels.

Rex Hagerling:

- *Need additional details and drawings for the porch, including the soffit beam, cornice, and eaves. The porch roof seems too high.*
- *The second story windows seem high on the east and north elevations.*
- *Would be helpful to see streetscape drawing/photos with adjacent houses.*
- *Will want to make sure the house does not come too far out of the ground.*
- *Would like information regarding the relationship of floor to foundation height.*

Josh Lapp:

- *The placement and proportions of the windows seems a bit disjointed.*

Jason Sudy:

- *Consider dedicating a bit more space, into the lot, for possible widening of the sidewalk in the future.*
- *Would like to see existing trees retained, if possible.*
- *Would like additional information on the grade along Summit Street.*
- *Look at the height of the foundations on adjacent houses.*

MOTION: Sudy/Sutton (6-0-0) CONTINUED

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:50 P.M

10. 15-6-15a

898 Hamlet Street

Allan Hurtt (Applicant/Owner)

The application for a new addition was conceptually reviewed at the April 21 and June 16, 2015 IVC hearings.

Demolition

- *Demolish the existing, one-story, frame addition.*

New Construction

- *Construct a new, two-story, frame addition, per the submitted site plan and elevation drawings.*
- *Siding to be cementitious siding.*
- *Doors and windows to be wood.*
- *Cut sheets for new windows, doors, and exterior lighting to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.*

Install New Windows/Existing Dwelling

- *Repair/ replace existing, wood, two-over-two, double-hung sash windows, as noted per the Historic Preservation Office staff June 3, 2015 site visit. Non-deteriorated windows will be retained and repaired, as needed.*
- *Install new, all wood (interior/exterior) two-over-two, double-hung sash windows. Cut sheets for all new windows to be submitted to Historic Preservation Office staff for final review and approval.*

The following is from the June 16, 2015 IVC hearing:

Commissioner Comments:

Todd Boyer:

- *At the previous meeting, a door hood was suggested for over the first floor rear doors, not over the second floor rear doors. Would not be in favor of a door hood over the second floor doors, unless it became a sleeping porch.*
- *Look at making the balcony serve as a roof over the first floor rear doors.*
- *The Commission understood that the three roof sections would have different pitches, but there needs to be some sort of true separation between the existing house and the new addition, to differentiate between the original house and the addition, and the roof is the vehicle to show that separation.*

Rex Hagerling:

- *Sliding glass doors would not be appropriate. French doors or an accordion style door may be appropriate. Would need to see more information on the specific doors.*

Charmaine Sutton:

- The same type of doors should be used on both the first and second floor.
- MOTION: Lapp/Sutton (4-0-2[Cooke/Sudy-abstain]) CONTINUED*

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:10 P.M

11. 15-5-22b

995 North Fourth Street

Brad Parish/Architectural Alliance (Applicant)

Capitol Equities (Owner)

This application was conceptually reviewed at the May 19, 2015 IVC meeting. Site improvements to the front/east parking lot were approved at the May 4, 2015 special meeting. Renovation of the existing brick and concrete block buildings were approved at the June 16th meeting, and the rear/west parking area was continued. Revised landscape/hardscape plan for the rear/west parking area has been submitted.

West Parking Lot

- Pave area west of the buildings, to provide 39 parking spaces, per the submitted site plan.
- Brick pavers to be used for parking stall areas.
- Asphalt to be used for drive aisle.
- Install new fence and landscaping, per the submitted site plan.
- Install new trash enclosure, per the submitted site plan.

12. 15-6-25

1171-1175 Summit Street

Karrick Sherrill/Shremshock Architects (Applicant)

Burwell Investments, LLC (Owner)

This building was conceptually reviewed at the March 17 and continued from the June 16, 2015 IVC meeting, as part of the overall Burwell Station development. No new materials have been submitted.

New Construction/Burwell Station

- Construct a new, three-story, wood frame, mixed use building , with retail at grade and four (4) dwelling units above.
- Exterior cladding to be brick with cast stone banding.
- Windows to be aluminum.
- Parking will be on the existing and repaired asphalt lot at the current elevation. Access to be by the existing curb cut.

NEW APPLICATIONS

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:20 P.M

13. 15-7-14

1126, 1130 Say Ave. & 77 East Fourth Ave.

New Victorians (Applicant/Owner)

This three unit new construction was approved June 17, 2014. An application, photographs, cut sheet, and site plan have been submitted.

New Retaining Wall

- Build a new, split-face, concrete block retaining wall at the new construction, per the submitted site plan.

14. 15-7-15

1000 North High Street

Jordan Neff-Estle/RED Architecture for Chipotle Grill (Applicant) Elford Development (Owner)

An application, site plan, photographs, furniture cut sheets, and site plan have been submitted.

Outdoor Seating

- Install new, 288 sq. ft. outdoor seating area along the west/front and south elevations of Chipotle.
- Seating to include seven (7) 24" round tables with two (2) chairs each, and one (1) 38" x 24" ADA table with two (2) chairs, per the submitted site plan and product cut sheets.
- One (1) trash receptacle to be at the southeast corner of the seating area.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:35 P.M

15. 15-7-16

842 North Fourth Street/Jeffrey Park Community Center

Rob Harris (Applicant)

Jeffrey New Day, LLC. (Owner)

This new construction was approved. November 19, 2013. An application, elevation drawings, photographs of the windows, as installed, and cut sheet for storefront grid system have been submitted.

Retain Existing Windows

- Retain the existing Community Center windows that were installed without the factory grids, due to a shop drawing error.
- Option two: Install Zippy Grid storefront grid systems.

16. 15-7-17

268, 270 & 272 Neruda Avenue

Rob Harris (Applicant)

Jeffrey New Day, LLC. (Owner)

This new construction was approved. November 19, 2013. An application, site plan, and elevation drawings have been submitted.

Modify Previous Approval

- Modify COA # 13-11-17/November 19, 2013 with the following changes:
- Move the second floor roof decks for the 268, 270 & 272 Neruda Avenue townhomes from the north end of the buildings to the south end, in order to provide a downtown view. The three townhome facades face south.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:00 P.M

17. 15-7-18

1174 North High Street

Juliet Bullock Architects (Applicant)

Thomas Smith (Owner)

Construction of a second-story addition at the front of the building was approved on January 20, 2015. That application is being withdrawn. An application, site plan, and elevation drawings have been submitted.

New Addition

- Construct a new, frame, second-story addition at the rear of the existing building, per the submitted drawings.
- Exterior cladding to be HardiePlank siding with wood trim.
- Windows to be one-over-one, double-hung sash windows. Cut sheets to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

18. 15-7-19

1023 North Sixth Street

Urban Order Architecture (Applicant)

Jennifer McGann (Owner)

A variance package, to convert the existing commercial building to a single-family residence, was recommended for approval on April 21, 2015. An application, site plan, and elevation drawings have been submitted.

Enclose Open-Walled Garage

- Enclose the open, east elevation of the existing, concrete block building, per the submitted elevation drawings.
- Windows to be Marvin, aluminum-clad, wood awning and four-lite simulated divided lite windows.
- Pedestrian doors to be flush, insulated steel doors.
- East elevation overhead garage doors to be 12' x 8' Stratford, flush, insulated steel doors with two lites, per the submitted cut sheet.
- South elevation overhead garage door to be 18' x 8' Stratford, flush, insulated steel doors, per the submitted cut sheet.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:20 P.M

19. 15-6-16

930 & 940 North High Street

H. Christopher Friend/Schooley Caldwell Assoc. (Applicant)

The Brunner Building, LLC (Owner)

This application was conceptually reviewed at the August 19, 2014 IVC hearing. Demolition of the existing 930 & 940 N. High buildings and excavation and foundation work were approved at the May 19th hearing. The new construction was conceptually reviewed at the June 16, 2015 IVC hearing. Revised drawings and materials schedule have been submitted.

New Construction

- Construct a new six (6) story, brick and stone, mixed use building, per the submitted drawings.
- First floor to be retail space fronting High Street.
- Second floor to be office space.
- Floors three through five to include ten (1) residential units each.
- The set back sixth floor to include two (2) penthouse suites and a clubhouse with rooftop terrace.
- Windows to be aluminum-clad wood.
- Entrance storefronts to be painted, tubular aluminum storefront systems with anodized aluminum doors, with medium stiles.
- Sills and lintels to be cast stone on the façade and cast concrete on the east, west and south.

The following is from the June 2015 IVC hearing:

Commissioner Comments

Jason Sudy:

- *Asked about the lack of windows on the south elevation, which would be exposed adjacent to a shorter building.*
- *Does not have concerns about the proposed height.*
- *Thinks there is a good visual break between the second and third floors.*
- *Conceptually, the penthouse seems to be in the right direction. It is set back, and is not part of the visual datum line along the street.*
- *A 3-5 story building seems to work within this particular section of High Street.*

David Cooke:

- *Also glad to see the penthouse moved back.*
- *Is interested in the idea of etched or frosted glass, but this building seems to call for awnings, particularly over the retail. Perhaps have a different treatment at the apartment entrance.*
- *Will be interested in further details about the colors of the façade. Thinks the stone should be a somewhat darker color.*
- *Is in favor of the proposed office space use.*

- *Thinks the rear elevation details have an appropriate industrial feel.*
- *Would encourage using blank walls for murals.*
- *Encourages the applicants to look at the corner treatment.*
- *Would like to see brick and stone samples submitted next time.*

Josh Lapp:

- *Thinks the treatment between the first and second floors is successful and works well to diminish the height visually.*

Charmaine Sutton:

- *No comments to add.*

Todd Boyer:

- *The scale, proportion, and language is consistent and appropriate.*
- *With this kind of a detailed building, all the little pieces matter even more. Will need to pay attention to details of the storefront system to make sure that true contemporary materials aren't used that don't quite fit with the same language that has been established for the rest of the building.*
- *In general, is okay with the direction.*

Rex Hagerling:

- *Is struggling with the height a bit.*
- *Would like to see views down the street and streetscape comparisons with other existing and proposed buildings in the area.*
- *Finds the top and bottom to be a bit disjointed, like one building sitting on top of another.*
- *Currently, the proportion of the base seems a bit off.*
- *Likes seeing the penthouse has been moved back.*

NO ACTION TAKEN

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:35 P.M

20. 15-7-20

163-177 Punta Alley

Michelle & Jeff Mixter (Applicants)

Multiple Owners

An application, site plan, and photographs have been submitted.

Remove Sidewalks

- *Remove the existing, deteriorated, concrete sidewalks on the south side of Punta Alley, which are the only existing sidewalks on Punta Alley.*
- *Individual property owners to infill the space with landscaping.*

CONCEPTUAL REVIEW

21. 15-7-21

165 Punta Alley

Michelle & Jeff Mixter (Applicants/Owners)

An application, site plan, floor plans, elevation drawings, and photographs have been submitted.

New Addition

- *Construct a new addition above the existing, rear, shed-roof porch, per the submitted drawings.*
- *Exterior cladding to be wood board and batten or wood lap siding.*
- *Existing wood windows to be relocated from the rear of the shed-roof porch to the new addition.*
- *Roof shingles to match existing as closely as possible.*

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:50 P.M

22. 15-7-22

800 North High Street

Paul & Justin Liu (Applicants)

Paul Liu (Owner)

This application was conceptually reviewed at the March 2015 IVC meeting. An application, site plan, floor plans, elevation drawings, and photographs have been submitted.

New Construction

- Construct a new, six-story, mixed-use building on the current parking lot, per the submitted drawings.
- New building to include retail and restaurant spaces and residential tenant parking at ground level; general office space on floors two through four, and twelve residential units on floors five and six.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 9:10 P.M

23. 15-7-23 (Landscaping)

22 Prescott Street

Prescott & Pearl, LLC (Applicant/Owner)

This new construction was approved at the June 17, 2014 IVC meeting, with exterior lighting and landscape plan to return for review and approval. An application, site plan, elevation drawings, and lighting cut sheets have been submitted. Applicant seeks approval.

Landscape Plan

- Install new landscaping, per the submitted site plan.

Exterior Lighting

- Install new exterior lighting, per the submitted elevation drawings and product cut sheets.

24. 15-7-24 (Conceptual)

NW crnr. First Ave. & Mt. Pleasant Ave. (formerly 32-36 E. First Ave.) & 921 Mt. Pleasant Ave.

Wood Run Partners, LLC (Applicant/Owner)

An application, site plan, and elevation drawings have been submitted.

New Construction

- First conceptual review for construction of two (2) new, two-story, brick townhomes facing onto First Avenue, per the submitted site plan and elevation drawings.
- Construct new, four-car garage with two (2) residential units above.
- Construct a new one-car garage addition with terrace above, per the submitted site plan and elevation drawings.

STAFF APPROVALS

• 15-7-1

69 East Fourth Avenue

Robert Saultz (Applicant)

Mary Saultz (Owner)

Approve Application 15-7-1, 69 East Fourth Avenue, as submitted, with all clarifications, as noted.

Tree Removal

- Remove the dead tree, located in the rear yard, per the submitted photographs.
- Tree removal to be done in accordance with standard industry practices to insure the safety of all neighboring properties and any/all workers involved.
- Remove the stump below grade to prevent new growth
- Haul away all debris.
- A new tree is to be planted within the same general area as the tree that has been removed.
- The species of the new tree to be chosen by Applicant.

- **15-7-2**

1001-1003 Summit Street

Brian Grim (Applicant)

Italian Village Columbus, LLC (Owner)

Approve Application 15-7-2, 1001-1003 Summit Street, as submitted, with all clarifications, as noted.

Repair Asphalt Roof

- Replace any/all missing, damaged, and deteriorated asphalt shingles on the roof of the house with new shingles to match existing, as needed, per the submitted photographs.
- Install new flashing and patch holes, as needed, per the submitted photographs.

Repair Rubber Roof

- Completely re-flash entire perimeter of flat roof with new metal and EPDM cover tape.
- Repair tears/holes in rubber roof, as needed, per the submitted photographs.
- Secure and re-seal flashing on all four existing chimneys. All chimneys to remain in place, as is.

Chemically Clean Brick/Graffiti

- Using the most diluted solution possible, perform a patch test by chemically cleaning a small area in the least visible location possible.
- Following the application of the cleaning solution, the entire treated area is to be rinsed with water in accordance with the manufacturer's recommendations.
- If air pressure is needed for either the cleaning or the rinsing procedures, only a broad fan tip is to be used and the pressure is not to exceed 300 lb/psi. (Refer to Preservation Brief 1- "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings," <http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>).

Repair Masonry Chimney

- Remove all defective material. Replace any/all damaged and missing brick with brick that matches the original material in size, shape, color, and texture.
- New mortar must be no harder than the historic mortar to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

- **15-7-3**

17 East Brickel Street/Ste. E

Mulberry Build + Design, LLC (Applicant)

Mohawk Properties, LLC (Owner)

Approve Application 15-7-3, 17 East Brickel Street/Ste. E, as submitted, with all clarifications, as noted.

New Signage

- Install one (1) new, non-illuminated, 30" x 30", aluminum projecting sign, per the submitted rendering.
- Applied letters to include the business name "MULBERRY" and logo.
- Colors to be shades of white and gray, per the submitted rendering.
- New sign to be located to the right of the front entrance on the existing bracket.
- Existing goose neck light fixture to remain.

- **15-7-4**

812 Kerr Street

Jynel Casey (Applicant/Owner)

Approve Application 15-7-4, 812 Kerr Street, as submitted, with all clarifications, as noted.

Install New Privacy Fence

- Remove the existing, damaged, wood privacy fence in the rear yard, per the submitted photographs.
- Remove the three (3) existing, inappropriately located, small trees that are growing into the fence line.

- Install a new six-foot high (6' H), dog-ear, wood privacy fence and two (2) gates in the same location as the existing fence, per the submitted site plan.
- New fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

- **15-7-5**

1069 Say Avenue

Jessica Moore & Tim Foradis (Applicant/Owner)

Approve Application 15-7-5, 1069 Say Avenue, as submitted, with all clarifications, as noted.

Tree Removal

- Remove the previously storm damaged and deteriorating tree, located in the rear yard, per the submitted photographs.
- Tree removal to be done in accordance with standard industry practices to insure the safety of all neighboring properties and any/all workers involved.
- Remove the stump below grade to prevent new growth
- Haul away all debris.
- A new tree is to be planted within the same general area as the tree that has been removed.
- The species of the new tree to be chosen by Applicant.

- **15-7-6**

375 East Fifth Avenue

Ascent Roofing Solutions, LLC (Applicant)

Clark Grave Vault (Owner)

Approve Application 15-7-6, 375 East Fifth Avenue, as submitted, with all clarifications, as noted.

Install New Rubber Roof

- Remove all existing rubber roofing on the flat sections of the roof, down to the sheathing, Dispose of all debris in accordance with Columbus City Code.
- Install new rubber roofing, per the submitted specifications.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.
- Any existing tile or metal coping to be retained, or replaced in-like-kind.

- **15-7-7**

136-140 East Third Avenue & 1034 Summit Street

Italian Village Summit & Third Condominium Association (Applicant/Owner)

Approve Application 15-7-7, 136-140 East Third Avenue & 1034 Summit Street, as submitted, with all clarifications, as noted.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors to match existing.

- **Any previously unpainted, masonry (i.e., stone/concrete) is to remain unpainted.**

Repair/Replace Siding

- Remove any existing, broken or damaged vinyl siding and replace with new vinyl siding to match existing; like-for-like.

Note: Vinyl siding was approved for this new construction in 2002 as a text case only.

- **15-7-8**

85 East First Avenue #5

Kathleen S. Lewis (Applicant)

David & Shelly Buhlman (Owner)

Approve Application 15-7-8, 85 East First Avenue #5, as submitted, with all clarifications, as noted.

Repair Windows

- Examine all windows on all elevations and make all necessary repairs to insure proper operation of upper and lower sashes.
- Any/all original wood windows are to be repaired in accordance with industry standards for wood windows.
- Repair all double-hung, wood windows as needed with new materials of exact same dimension and profile; like-for-like.

Install New Storm Windows

- Remove existing aluminum storm windows.
- Install new, low profile, metal storm windows on all windows, as needed.
- New storm windows to be installed inside the existing window frame.
- Storm window color to match the primary trim color as closely as possible.
- Double caulk to provide air-tight installation on top and sides. Do not caulk breather holes.
- Horizontal bar on all new storm windows to align with horizontal sash bar on existing windows.
- Storm windows to operate smoothly.

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT